



Surrey Street, Norwich - NR1 3NX



## Surrey Street

Norwich

With OPEN PLAN SPACES and period features within the bustling NORWICH CITY, this is truly CITY CENTRE LIVING at its FINEST. The accommodation spans almost 1,300 SQ FT (stms). The property is suitable for PURCHASERS OF ALL AGES with a WHEELCHAIR ACCESSIBLE LIFT taking you to the SECOND FLOOR. The GRADE II LISTED MANSION BLOCK boasts characterful accommodation with the apartment itself laid out with TWO DOUBLE BEDROOMS, a sitting room, KITCHEN/DINING ROOM, entrance hall and inner hall, SHOWER ROOM and separate EN SUITE BATHROOM leading from the main bedroom. the property is in walking distance to the BUS STATION and the WEALTH OF SHOPS available in NORWICH ITSELF.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- No Chain
- Grade II Listed Mansion Block
- Approx. 1300 Sq ft Apartment
- Two 19' Reception Rooms
- Sitting Room with City Views
- Period Features
- En Suite Bathroom & Shower Room
- Two Double Bedrooms

The property is situated just off Timberhill and St. Stephens Street in the heart of the Norwich City Centre near John Lewis and the Bus Station for convenient access to all corners of Norfolk and transport to London, Cambridge and further afield. Within convenient walking distance to the football ground and Riverside complex with the train station nearby for connecting to London Liverpool Street. Norwich is home to a wide range of pubs, cafes, restaurants, cinema and bars which can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

#### SETTING THE SCENE

Approaching the property via Surrey Street, there are steps leading to the entrance door with a secure intercom and key entry. Once inside, stairs lead to all floors of which this property is on the second floor.



There is also another access to rear near the allocated car parking (available by separate negotiation) with a lift which provides access to the apartment.

### THE GRAND TOUR

Stepping inside, there is a hallway with a coat and boot storage cupboard. Doors then lead to the first of the two double bedrooms and a door into the sitting room. There is fitted carpet underfoot in the bedroom and this room has a window facing to front and high ceilings in keeping with the period in which this home was built. The sitting room features two further windows, both sash and facing to front. The space is large enough for just soft furnishings but could also double as a home office if required. The next room is the kitchen/dining room which has a central island with wood effect flooring, kitchen cabinets at wall and base level with integrated washing machine, dishwasher and fridge/freezer. Continuing through the accommodation there is an inner hall with a shower room and the access to the lift and parking. Finally the main bedroom which is substantial in size and has plenty of room for built in or freestanding bedroom furniture with windows facing to side and rear finished with an ensuite bathroom, including a roll top bath.

### FIND US

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### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### ADDITIONAL HISTORY

The 18th Century Mansion block designed by renowned architect Thomas Ivory who also designed many other Georgian buildings like the iconic,

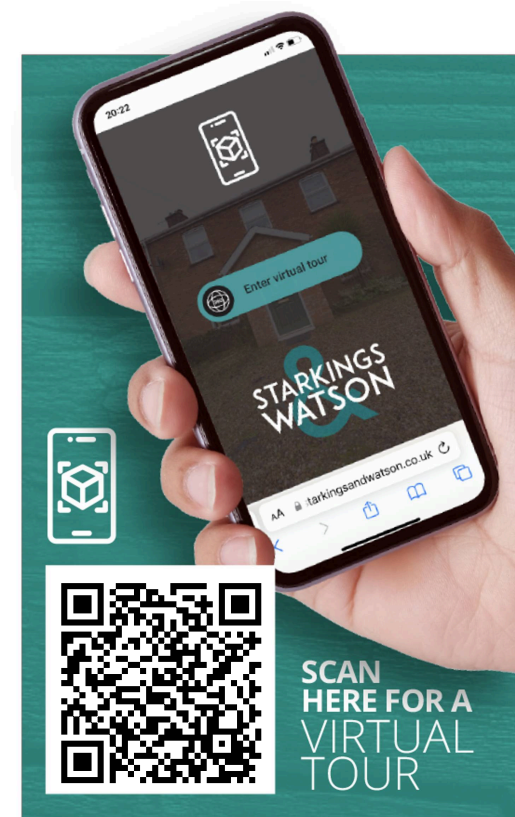
stunning Assembly House on Theatre St. The conversion has retained the large proportioned rooms known of the Georgian period. This stunning property was also once occupied by renowned botanist James Edward Smith, who displayed his work in this very property, and is now displayed in the Linnaean Society of London.

### AGENTS NOTE

The property is offered leasehold with a remaining 101 years. The Ground rent is charged at £250 PA and the service charge is approximately £3255 PA - divided and paid monthly.

With a Council Tax Band D there is an estimated annual price of £2085.

The allocated parking is not included with this sale, but may be available by separate negotiation with the current owner.



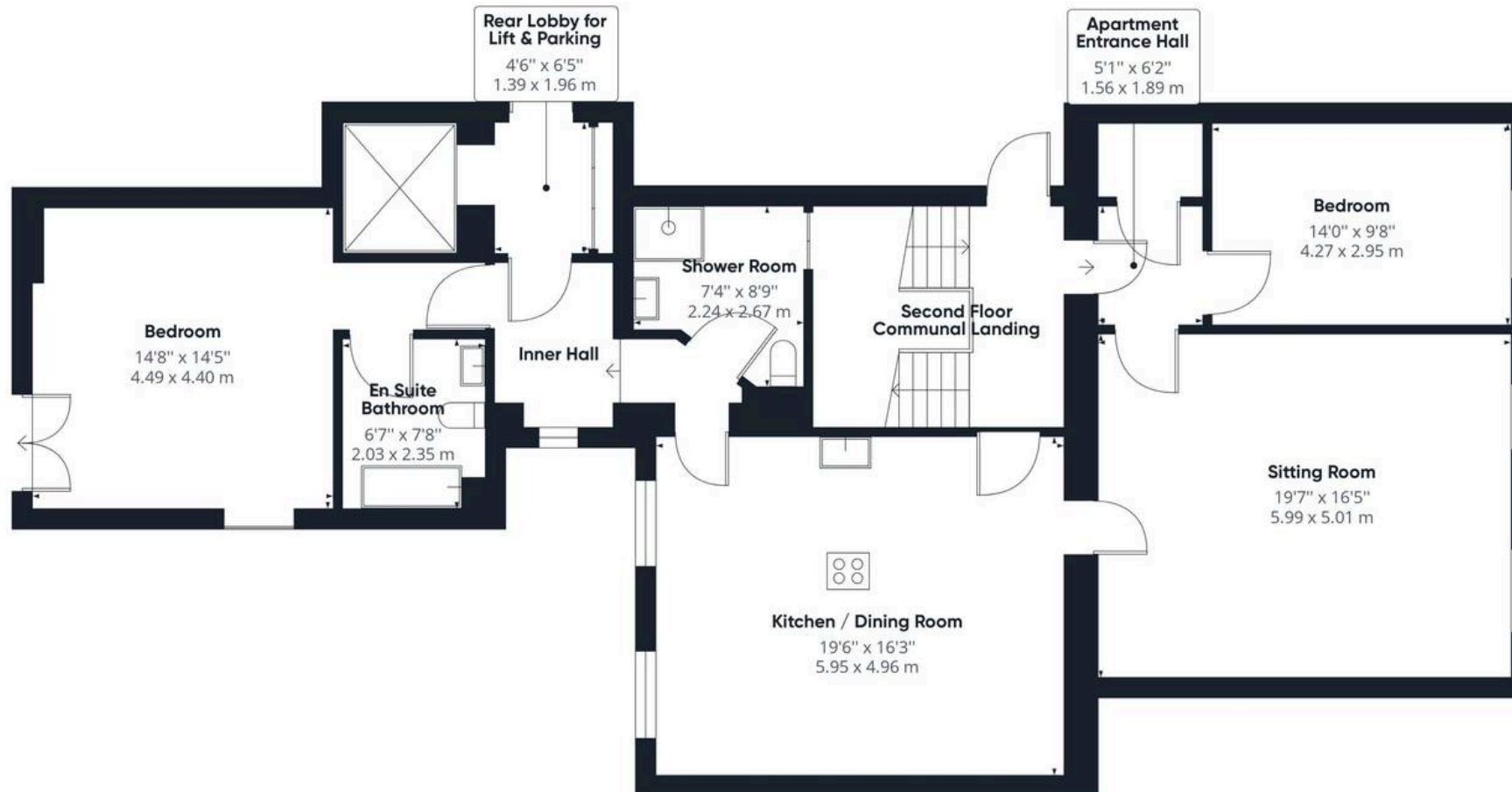




## THE GREAT OUTDOORS

Allocated parking can be found to the rear of the building along with a bike store. The allocated parking is not included within this sale, but may be available by separate negotiation.





**Approximate total area<sup>(1)</sup>**

1426.12 ft<sup>2</sup>

132.49 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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